

THE UNDERSIGNED, CENTRAL COIL COMPANY, INC. BY ROBERT L. JOOLE, PRESIDENT, AND ADONIS S. POOL AND DO HEREBY LAY-OFF PLAT AND SUBDIVIDE INTO STREETS AND LOTS IN ACCORDANCE WITH THE WITHIN PLAT THE REAL SHALL BE KNOWN AND DESIGNATED AS "ROBERTS CREEK SUBDIVISION," SECTION ONE," AN ADDITION TO DECATUR TOWNSHIP, N DEDICATED TO THE PUBLIC

## PROTECTIVE COVENANTS

1. THERE ARE STRIPS OF GROUND AND AREAS, AS SHOWN ON THIS PLAT, AND DESIGNATED "U.E." (UTILITY EASEMENT INCLUDING TRANSPORTION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, DUCTS, DRAINS AND TO THE EASEMENTS HEREIN GRANTED AND RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES, SAID RIGHTS A THROUGH SAID UTILITY EASEMENTS.
2. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PR BUILDING OR STRUCTURE OTHER THAN OPEN, UNENCLOSED, ONE-STOREY PORCHES.
3. THERE SHALL BE PROVIDED A SIDE YARD ON EACH SIDE OF ANY DWELLING ERRECTED ON ANY LOT EQUAL IN WID WHICHEVER IS THE LESSER. NO BUILDING, STRUCTURE OR APPURTENANCE THERETO, EXCEPT FENCES, SHALL BE LO JURISDICTION. IN THE EVENT THAT THE SAME PERSON OR PERSONS OWNS (1) TWO ADJOINING LOTS, OR (2) P ADJOINING LOT, THEN THE SIDE YARD REQUIRED BY THIS PARAGRAPH SHALL BE MEASURED FROM THE EXTREME B.
4. NO LOT IN THIS SECTION SHALL BE SUBDIVIDED IN ANY FASHION SO AS TO PROVIDE A BUILDING PLOT WITH TOTAL OF MORE THAN FORTY-FIVE (45) BUILDING PLOTS FOR THE ADDITION.
5. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE S RESIDENTIAL LOT HEREIN, OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED THIRTY-FIVE EAVES OF THE DWELLING, AND A PRIVATE GARAGE FOR NOT MORE THAN THREE (3) AUTOMOBILES.
6. THE GROUND FLOOR AREA OF A ONE-STORY STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGE FEET. THE GROUND FLOOR AREA OF A STRUCTURE HIGHER THAN ONE-STORY SHALL BE NOT LESS THAN SIX SHALL HAVE LESS THAN AN AGGREGATE OF ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET OF FINISH
7. NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTORY BUILDING, OR BUILDINGS OF ANY KIND LCT IN THIS SUBDIVISION.
8. NO TRAILERS, SHACKS, OR OUTHUSES OF ANY KIND SHALL BE ERRECTED OR SITUATED ON ANY LOT HEREIN CONSTRUCTION OF A PROPER STRUCTURE, NECESSARY FOR HOUSING HIS MATERIALS AND TOOLS.
9. NO FARM ANIMALS, FOWL OR PETS OR DOMESTIC ANIMALS FOR COMMERCIAL PURPOSES SHALL BE KEPT OR I
10. NO FENCE SHALL BE ERRECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, THE PURPOSE OR RESULT AIR; AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERRECTED REASONABLY, SO AS TO ENCLOSE

Roberts Creek Section 1





ATED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE OTHER THAN A FENCE OF  
ES IN HEIGHT.

ATED UPON OR ADJACENT TO ANY LOT IN THIS SUBDIVISION WHICH IS NOT IN COMPLIANCE WITH REGULATIONS  
TH, OR OTHER CIVIL AUTHORITY HAVING JURISDICTION.

OTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE  
HE TRIANGULAR FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25)  
HE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE  
(10) FEET OF THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO  
UNLESS THE FOILAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH  
TO (1) THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, (2) LOCATION OF THE STRUCTURE  
(3) CONFORMITY WITH PROVISIONS OF THESE RESTRICTIVE COVENANTS APPLICABLE THERETO. THE APPROVAL OF  
OF SO EMPowered BY ITS BOARD OF DIRECTORS. IF CENTRAL COIL COMPANY, INC., SHALL FAIL TO ACT UPON  
THIRTY 30 DAYS AFTER THE SUBMISSION DATE OF SAME, THE OWNER MAY THEN PROCEED WITH THE BUILDING

SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, RESTRICTIONS, PROVISIONS, OR CONDITIONS  
REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST  
SUCH COVENANT, AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER

ENDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1981, AT WHICH TIME SAID  
E PERIODS OF TEN (10) YEARS, UNLESS, BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS IN  
OR IN PART.

RESTRICTIONS, OR CONDITIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS,

THIS 28<sup>TH</sup> DAY OF June 1961

RAL COIL COMPANY, INC., (Emps. v. Inc.)

*Robert L. Toole*  
ROBERT L. TOOLE, PRESIDENT